



ARIZONA BOARD OF APPRAISAL

1400 West Washington, Suite 360
Phoenix, Arizona 85007
(602) 542-1539 Fax (602) 542-1598
Email: appraisal@appraisal.state.az.us
Website: www.appraisal.state.az.us

MINUTES REGULAR BOARD MEETING Friday, July 22, 2011 9:01 A.M.

Les Abrams
Debbie Rudd
Myra Jefferson (telephonic)
James Heaslet
Mike Petrus
Mike Trueba
Kevin Yeanoplos
Joe Stroud

Staff Attendance:

Dan Pietropaulo – Executive Director
Jeanne Galvin – Assistant Attorney General
Amanda Benally – Staff
Rebecca Loar – Staff

Pledge Allegiance to the Flag of the United States of America

Approval of Minutes

Debbie Rudd made the motion to approve the June minutes with the corrections of page 2 from quotations to parentheses between See URAR Statement of Limiting Conditions Certification No. 23 and on page 9 from Boards to Board. Mike Trueba seconded the motion. Myra Jefferson and Kevin Yeanoplos abstained, the motion passed

Call to the Public

There were no calls to the public.

Review and Action concerning 3270 Larry Stewart present

Respondent appeared. Staff summary was read. Complaint Alleges: Following a review appraisal, multiple USPAP errors were found. Respondent Replies: Best comps available were used and proper analysis of comparable sales and the market area to determine a fair market value. Debbie Rudd made the motion that the Board refer this matter to investigation. James Heaslet seconded the motion, the Board voted unanimously in favor of the motion.

Review and Action concerning 3266/3267 Joseph Q. Jorgensen and Leland Zacharias

Respondents appeared. Staff summary was read. Complaint Alleges: The appraisers used distressed properties in inferior condition when similar remodeled loan ready properties were available. Respondents Reply: We contended the sales and listings presented in the appraisal report accurately mirror the condition of the subject and contended that "lender owned" and "short sales" are so common in the market area. Debbie Rudd noted that there was no external depreciation in the cost approach. Joseph Q. Jorgensen explained his methodology with the cost approach and that he followed his client's request. Debbie Rudd mentioned that USPAP doesn't care what the client asks for but to include it if USPAP deems it necessary. Debbie Rudd made the motion to find a Level 1 and offer a Nondisciplinary Letter of Concern citing violation 1-4 (b) (iii). James Heaslet seconded the motion, the Board voted unanimously in favor of the motion.

Review and Action concerning 2843 Deborah Nicoletti and Roger Beagle, Sr. (mentor) present

Respondent appeared with her mentor Roger Beagle, Sr. Debbie Rudd informed the Board that she reviewed the files and feels the Respondent has significantly improved. Debbie Rudd made the motion that the Board terminate the Respondent's probation and mentorship. James Heaslet seconded the motion, the Board voted unanimously in favor of the motion.

Review and Action concerning 3253 Pamela S. Cornwell

Respondent appeared. Staff summary was read. Complaint Alleges: This appraisal was at least 30% below market value. The appraiser did not choose appropriate comparables. Respondent Replies: Best comparables available were chosen and I provided an adequate and well founded conclusion. James Heaslet asked the Respondent if the appraised home in that area is typical in size. The Respondent informed the Board that yes, most homes in that area are much older and most of them have had additions. James Heaslet made the motion that the Board refer this matter to investigation. Mike Petrus seconded the motion, the Board voted unanimously in favor of the motion

Special Presentation by Dan Pietropaulo, Executive Director.

The Executive Director acknowledged his staff; Jessica Sapio, Amanda Benally, and Rebecca Loar for exemplary service during multiple extraneous events in 2010. Events included the new AMC law implemented in July 29, 2010, and in the month of August the Board staff worked together to renew approximately 500 appraisers which is the largest renewal month every two years. Following an unexpected storm over a weekend during that time the board office lost use of its voicemail for a few days as well as the computer server but the board staff continued to operate for five days on three laptops with no printer connectivity. During all this chaos the board staff underwent an ADOA (Arizona Department of Administration) audit of internal operations. All three employees, Rebecca Loar, Amanda Benally, and Jessica Sapio were presented with a plaque and a letter signed by the Executive Director thanking them each for their dedication,

contribution, and hard work. The Executive Director then gave a special presentation to the Board's Assistant Attorney General, Jeanne Galvin for her excellence, level of expertise, assistance, constant accessibilities, and presented her with a plaque and letter of acknowledgment.

Informal Hearing concerning 2855 Mark A. Glade

Respondent appeared and was sworn in. Debbie Rudd recused herself, a quorum was present. Respondent gave an opening statement. According to Respondent, there are two issues: zoning and recordkeeping. The zoning was an error but it did not affect the reliability or credibility of the report. As to recordkeeping, Michael Marquess a board member at the time, reviewed my file at a previous Board meeting and verified that all my documents had been printed prior to the appraisal report. When I reproduced my work file I printed out my work file and printed the MLS sheets instead of copying it so it showed the date it was printed. James Heaslet informed the Board and Respondent the importance of recordkeeping and keeping a digital work file. Mike Petrus and James Heaslet reviewed the Respondent's original work file that was presented to the Board at this informal hearing. Mike Petrus confirmed the Respondent's work file was dated prior to when the appraisal report was completed. James Heaslet made the motion that Board find no violations and dismiss the complaint. Mike Petrus seconded the motion. Joe Stroud made the statement to the Board his concern on how a zoning error could affect the lender and concerned that there is a perception that it was a mistake. Mr. Stroud further noted those insignificant mistakes are costing people a lot of money and putting small mortgage companies out of business. The Board voted unanimously in favor of the motion, with Debbie Rudd recused.

Review and Action concerning 2909 Michael Jeklinski

Respondent appeared. Jeanne Galvin, Assistant Attorney General updated the Board and pointed out the differences between the Board's first offer and the Respondent's counteroffer. Mike Petrus made the motion that the Board accept the Respondent's findings found in the June 20, 2011 counteroffer and deny the Respondent's request to reduce the Board's order from a Disciplinary Due Diligence Consent Letter to a Nondisciplinary Remedial Action letter. And to reoffer Respondent a Disciplinary Due Diligence Letter with the modified findings found in the Respondent's June 20, 2011 counteroffer. James Heaslet seconded the motion, the Board voted unanimously in favor of the motion.

Review and Action concerning 3232 Martin A. Riley

Respondent appeared. Debbie Rudd made the comment that this is the second complaint in eight years with similar violations. James Heaslet made the motion the Board deny Respondent's counteroffer, find a Level 2 and offer a Disciplinary Due Diligence Letter to include the completion of all courses required for a resident SRA designation with the Appraisal Institute within 12 months not to be used for continuing education. He further added to accept the education certificates for the courses. Respondent has already completed towards his SRA

designation. Debbie Rudd seconded the motion, the Board voted unanimously in favor of the motion.

Informal Hearing concerning 3189 Kathleen N. Pacello

Respondent appeared and was sworn in and made an opening statement. She informed the Board that an error was made and wished she would have added two additional comps and included more narrative in her report. She mentioned that she learned the importance of including external obsolescence and apologized to the Board for her error. She informed the Board that she has taken 28 educational hours, a 15 hr. USPAP course and a Fannie Mae Guidelines course. There was discussion between Debbie Rudd and Mike Petrus regarding Respondent's comparable selection. Debbie Rudd mentioned that she has a problem with the comparables the Respondent chose, and feels that they are superior. There was discussion on how the Respondent obtained geographical competency. The Respondent mentioned that she worked closely with her mentor who was familiar with the Biltmore and Arcadia area. Respondent made a closing statement, informing the Board that she regrets not disclosing the external obsolescence and regrets not adding additional comparable sales in addition to the sales she utilized from those areas. She also regretted not offering further documentation for support and communicating her final conclusion. The Respondent informed the Board that she did do the work on her own and felt she was geographically competent of the area. And she informed the Board that she is currently networking with several appraisers, some USPAP instructors, and her mentor whom she has stayed in close contact and has obtained guidance as needed. Debbie Rudd made the motion that the Board find a Level 2, citing violations; 1-1 (a); 1-4 (a) and (b); 2-2 (b) and offer a Nondisciplinary Remedial Action Letter requiring education. James Heaslet seconded the motion, Mike Petrus voted no, the motion passed.

Informal Hearing concerning 3230 Ryan J. Lowe

Respondent appeared and was sworn in and made an opening statement. There was discussion between the Board members and the Respondent regarding when the assignment changed if the Respondent's scope of work changed. Respondent agreed that he violated 1-1(c) for numerous errors in his report. Debbie Rudd asked if the Respondent's Cost Approach was completed in his report. Respondent mentioned that he had not written his site value or the highest and best use yet and the report was sent to his client incomplete. Respondent mentioned that he stands by the value but that the report sent to his client was not finished. Debbie Rudd made the motion that the Board find a Level 1 and offer Respondent a Nondisciplinary Letter of Concern citing violation 1-1(c) for submitting a report with numerous errors and recommended education. James Heaslet seconded the motion, the Board voted unanimously in favor of the motion.

Informal Hearing concerning 3233 James J. Graham

Respondent was not present at the Informal Hearing that took place at 11:15 a.m. Debbie Rudd mentioned that there is a recordkeeping issue since the Respondent did not have a copy of the original report in work file and 1-1(a) and 2-1(a) because he replaced the three comparable sales at the lender's request from REO comparable sales with traditional sales. There were also issues for including the barn in GLA (Gross Living Area) in comparable three, and 1-3 (b) and 1-4 (b) for no support of the site value and 1-5 (b). In comparable 1 the Respondent omitted the guesthouse but added the guesthouse bath in the report, comparables one and two were inferior, lack of credibility in the site adjustment, and comparable three the documentation is not available only referred to MLS. All these violations make this report non credible. Debbie Rudd made the motion that the Board find a Level 3 and offer a Consent Agreement and Order for Probation and Mentorship with disciplinary education. James Heaslet seconded the motion and the Board voted unanimously in favor of the motion.

Review and Action concerning 3260 Limin Crawford

Respondent appeared and staff summary was read. Complaint Alleges: Following a review appraisal multiple USPAP errors were found. Respondent Replies: Best comps available at the time were used and appropriate adjustments were made. I have personally inspected the subject property and reviewed all comps. The complainant's review was a desktop review appraisal. Debbie Rudd made the motion that the Board find a Level 1 citing violations 1-4 (a) informing the Respondent she could have used another sale instead of the significantly higher and larger sales that were used; 1-5(a) failure to report listing history; and 1-5 (b) failure to reconcile the increase in value from the sales date to the appraisal date. Debbie Rudd made the motion that the Board find a Level 1 and offer a Nondisciplinary Letter of Concern. James Heaslet seconded the motion, the Board voted unanimously in favor of the motion. Debbie Rudd made the motion that the Board send a Cease and Desist Letter to the desk reviewer to inform him that he must be licensed in the State of Arizona to review Arizona appraisal reports and to refer this matter to the Massachusetts Board of Appraisal. James Heaslet seconded the motion, and the Board voted unanimously in favor of the motion.

Review and Action concerning 3264 Jeffery P. Blum

Respondent appeared and staff summary was read. Complaint Alleges: It was obvious this review appraiser was careless with statements regarding factual data. Although there were numerous differences between the data sources utilized by the review appraiser and the data contained on the original appraisal report the review appraiser accepted, as fact, only the data he chose, disregarding the possibility that the data sources he utilized may have been in error. It would appear to have been appropriate for the review appraiser to go to the source before making a statement that the original appraiser was in error. Something he failed to do. Respondent Replies: My review of the complainant's original report was based on my experience and competency in the subject's

market area and factual data obtained from MLS, iMapp, the Maricopa County Assessor and other various sources all of which were referenced throughout such report. Debbie Rudd informed the Board that she didn't find anything wrong with the Respondent's appraisal review. James Heaslet and Mike Petrus discussed their concern that the Respondent did not show support in his work file for his review appraisal. Debbie Rudd clarified the difference between a Standard 1 and 2 of USPAP verses a Standard 3 Review. Mike Petrus made the motion to find no violations and to dismiss the complaint. Debbie Rudd seconded the motion. Mike Petrus voted no and the motion passed.

Review and Action concerning 3244 Starlyn L. Dupree

Respondent appeared. Staff summary was read. Complaint Alleges: Multiple errors on report. Appraiser did not mention the new kitchen appliances, upgrades and comparable No. 1 is much smaller in square footage. Respondent Replies: There are no USPAP violations in this report. This complaint was filed as harassment because the homeowner was unhappy with the appraised value. Debbie Rudd asked the Respondent about the Cost Approach and how she came up with the value amount. Respondent informed the Board that she felt she should have made more comment in the report to explain the difference in the appraised value regarding the declining market. There was discussion between the Board members on how to measure A frame homes. Debbie Rudd made the motion that the Board offer a Level 1 Nondisciplinary Letter of Concern citing violations 1-4 (b) (i) for the site value. James Heaslet seconded the motion, the Board voted unanimously in favor of the motion.

Review and Action concerning 3221 Richard T. Salceda

Respondent appeared via teleconference. Staff summary was read. Complaint Alleges: The appraiser lacks the knowledge of the immediate area, inability to derive adequate home values to compare, choose poor and irrelevant comparables. Respondent Replies: There are no USPAP violations to this complaint. I am familiar with the market and have done many appraisals in that area. Mike Petrus asked the Respondent why he did not consider the sales the homeowner provided him. The Respondent informed the Board that he was not aware of higher sales in the subdivision. Debbie Rudd made the motion that the Board refers this matter to investigation and to hold Complaint 3182 until this matter comes back from investigation. James Heaslet seconded the motion, the Board voted unanimously.

Review and Action concerning 3256 Michael J. Feeney and Frank Ugenti (supervisor)

Respondent and supervisor were both present and staff summary was read. Complaint Alleges: The appraisal appeared to have inconsistencies resulting in the possibility of the appraised value of the property to be overstated. Respondent Replies: The most similar comparable sales were used in this report and I took every measure to ensure the data was properly researched and analyzed. Debbie Rudd asked about the methodology of market trends and the

1004MC requirements and asked how the Respondent accessed the additional room and/or a home office. The Respondent mentioned that access was through the garage. Mike Petrus mentioned that the narrative discussing the extra room should have been disclosed on the report. Debbie Rudd made the motion that the Board find a Level 1 citing violations; 1-1(a) for a misleading report and 2-1 for lack of explanation of access of the room located off the garage. James Heaslet seconded the motion, the Board voted unanimously in favor of the motion.

A0011/A0012/A0015 - eTEC Appraisal Management Solutions. Discussion, consideration, and possible action concerning the Respondent's proposed counteroffer and possible rescission of formal hearing.

Jerry Richardson appeared via teleconference and Victoria Ames, Respondent's attorney appeared before the Board. Victoria Aims made an opening statement on behalf of the Respondent. Debbie Rudd made the motion that the Board move into Executive Session to seek legal advice. James Heaslet seconded the motion, the Board voted unanimously in favor of the motion. All telephonic communication were disconnected including Myra Jefferson. The Board re-entered regular session and both Myra Jefferson and the Respondent were reconnected to the meeting via teleconference. Debbie Rudd made the motion that the Board allow Jeanne Galvin, Assistant Attorney General to negotiate with the Respondent for a voluntary surrender and have a new bond put in place, and pay restitution on all open Arizona complaints. Once signed, rescind the referral to formal hearing and pay restitution on all open complaints. James Heaslet seconded the motion, the Board voted unanimously in favor of the motion.

Review and Action concerning 3265 William J. Davis

Respondent appeared. Staff summary was read. Complaint Alleges: The appraiser created a biased appraisal prepared for a creditor in a bankruptcy hearing. Respondent Replies: I am fully competent to appraise this property and I have no bias with respect to the property or the parties involved. Last year I filed a complaint against the Respondent on an appraisal he prepared on the same property. Therefore this complaint is purely retaliatory and I request that this complaint be dismissed on this basis alone. Debbie Rudd made the motion that the Board refer this to investigation and to send this to the same investigator as the complaint filed against Josh Allison and to bring both complaints before the Board together. James Heaslet seconded the motion, the Board voted unanimously in favor of the motion.

A0014/A0016/A0019/A0020 Appraiser Loft, LLC. Discussion, consideration and possible action relating to Case Nos. A0014, A0016, A0019 and A0020 against Appraiser Loft, LLC including but not limited to possible courses of disciplinary action.

Respondent Harpreet Makkar and attorney Wendy Weigand were present via teleconference. Debbie Rudd recused herself and a quorum was present. The Respondent Ms. Makkar did not give an opening statement. Jeanne Galvin,

Assistant Attorney General updated the Board, Respondent and Respondent's attorney on the status of this matter. Dan Pietropaulo, Executive Director asked the Respondent some questions relating to the business relationships and roles of the company and names of officers who are not currently listed in the original application. The Respondent informed the Board that Mr. Aman Makkar is a Chief Financial Officer, founder of the company and he is the Respondent's husband. Masad Baba was the Chief Compliance Officer and has resigned with the company as of March of this year. None of these people were listed on the original application. Respondent mentioned that she would include all company officers in their new renewal application. The Executive Director asked the Respondent to verify if Aman Makkar is the same Aman Makkar listed in a complaint that was filed on April 10, 2010 with the United States District Court Southern District of California by Charles Labella. Mrs. Makkar affirmatively confirmed that it was the same Aman Makkar Mike Petrus made the motion in regards to Complaint A0019 that the Board finds no violations of State Statute and to dismiss. James Heaslet seconded the motion, the Board voted unanimously in favor of the motion.

Complaints A0014/A0016/A0020, Amanda Benally informed the Board that all appraisers have been paid. Mike Petrus made the motion that the Board finds violation of A.R.S. 32-3675 and to issue a decree of censure and a Consent Agreement calling for 6 months probation requiring the Respondent to provide a detailed status of orders and payments of all appraisals, accounting on a monthly basis to verify that the Respondent is paying their Arizona appraisers within 45 days as required by statute and a monthly report informing the Board what has been done to correct the deficiencies that prompted these complaints. James Heaslet seconded the motion, the Board voted unanimously in favor of the motion with Debbie Rudd recused.

Debbie Rudd rejoined the meeting.

Review and Action concerning 3262 Edward A. Measel

Respondent appeared. Staff summary was read. Complaint Alleges: Following a review appraisal multiple USPAP errors were found. Respondent Replies: With the factors looking at the neighborhood, sales verified by the Maricopa Tax Assessor's Office, and how recent the closing dates of the comparables were, the sales used were/are considered to be good indicators of market value. Respondent informed the Board on what he learned following his probation in 2010 and what he would have done differently with this appraisal. He would have provided more detail in his report. James Heaslet informed the Board that the entire Respondent's comparables appear to be cash back schemes, all unoccupied, all the buyers were from California, and they are all in the same subdivision. Debbie Rudd mentioned that the Respondent relied on the builder too much instead of doing an independent analysis. Debbie Rudd made the motion that the Board find a Level 3 citing violations 1-1(a); 2-1 (a); 1-4 (a) and 1-4(b). offering a Disciplinary Consent Agreement and Order of Probation with

mentorship providing disciplinary education. Debbie Rudd amended her motion for Level 2 Disciplinary Due Diligence Letter with the same disciplinary education. Keven Yeanoplos seconded the motion, James Heaslet voted no, the motion passed.

Review and Action concerning 3049 Gabriel R. Riveras

Respondent was not present. Debbie Rudd made the motion that the Board accept the investigative report. James Heaslet seconded the motion, the Board voted unanimously in favor of the motion. Debbie Rudd made the motion that the Board invite Respondent to an Informal Hearing. James Heaslet seconded the motion, the Board voted unanimously in favor of the motion.

Review and Action concerning 3081 Sterling F. Slaughter

Debbie Rudd made the motion that the Board accept the investigative report. James Heaslet seconded the motion, the Board voted unanimously in favor of the motion. James Heaslet provided additional information that this property has been part of a Federal Indictment. Staff will look to see if there is a relevance of the Federal Indictment. If this is found relevant have staff refer it to the investigator to see if the report needs to be clarified and then take the matter to an Informal Hearing.

Review and Action concerning 2914 Thorley B. Taggart

Respondent was not present. James Heaslet made the motion that the Board find the Respondent in compliance with his 5/26/10 Nondisciplinary Remedial Action Letter. Mike Trueba seconded the motion, and the Board voted unanimously in favor of the motion.

Review and Action concerning 3100 Leonid Zavulunov

Respondent was not present. Debbie Rudd moved that because Respondents 90-day grace period to renew had expired, the complaint be closed without prejudice and be reopened and considered in the event Respondent reapplies. James Heaslet seconded the motion, the Board voted unanimously in favor of the motion.

Jeanne Galvin, Assistant Attorney General offered to provide the Board with a written memorandum relating to the new law relating to appraiser's whose licenses have expired and their 90-day renewal grace period has expired. Jeanne Galvin gave a summary that after an appraiser's license has expired; the Board will now have 24 months to adjudicate the complaint. This new law was put into effect as of July 20, 2011.

Review and Action concerning 3174 Scott A. Armstrong

Respondent was not present. Debbie Rudd made the motion for the Board to accept Respondent's request for mentor. Mike Trueba seconded the motion, the Board voted unanimously in favor of the motion.

Review and Action concerning 3229 Robert J. Panzarella

Respondent was not present. Staff summary was read; note Complaint No.3234 is against the same Respondent. Complaint Alleges: Following a review appraisal, it was discovered that the appraisal was inflated in value and the appraiser violated USPAP and Fannie Mae appraisal underwriting guidelines. Respondent Replies: This complaint was submitted more than 5 years after the submission date. According to USPAP the file retention periods for each case have expired. Debbie Rudd made the motion that the Board find no violations and dismiss the complaint. Mike Petrus seconded the motion, the Board voted unanimously in favor of the motion.

Review and Action concerning 3234 Robert J. Panzarella

Respondent was not present. Staff summary was read. Note Complaint No. 3229 is against same Respondent. Complaint Alleges: Following a review appraisal, it was discovered that the appraisal was inflated in value and the appraiser violated USPAP and Fannie Mae appraisal underwriting guidelines. Respondent Replies: This complaint was submitted more than 5 years after the submission date. According to USPAP the file retention periods for each case have expired. James Heaslet made the motion that the Board find no violations and dismiss the complaint. Myra Jefferon seconded the motion, the Board voted unanimously in favor of the motion.

Review and Action concerning 3259 Sean D. Comerford

Respondent was not present. Staff summary was read. Complaint Alleges: I believe the appraiser was unethical in his appraisal of our home, to which he was deliberately malicious in his horrible and purposeful valuing of our home in an effort to seek retribution against law enforcement for his speeding ticket history. Respondent Replies: The complainant is angry because the appraisal is so much lower than their sales price. I do not have a bias against law enforcement and have a best friend who retired from DPS two years ago. My appraisal speaks for itself and I stand by my opinion of value. James Heaslet made the motion that the Board find a Level 1 Nondisciplinary Letter of Concern citing 1-1(h) for scope of work for failure to disclose prior comp sales history. Debbie Rudd seconded the motion, the Board voted unanimously in favor of the motion.

12 month file review

The Executive Director updated the Board of the 12-month file review status and informed that there are only 6 more complaints that have gone past 12 months that are in need of investigation. And the Executive Director stated that all investigations will be sent out this month and that there should be 7 investigative reports to go before the Board in August.

Executive Director Report

Jeanne Galvin, Assistant Attorney General informed the Board that her assignments are current. The Executive Director informed the Board that there

was 1 complaint with an answer date extended by staff, and the complaint statistics, see report listed below.

Dan gave an update of the FHA class, registration, and logistics. There was discussion regarding the upcoming ARRO Conference in October, the three board member-appraisers and the Executive Director plan to attend. The chairperson directed the Executive Director to go ahead and make all necessary arrangements. The Executive Director also informed the Board of the upgrades that were made with the office computers and technology. This year the Executive Director finished and updated all the computers in the board office and added a new server, soon he hopes to be able to host the Board's own email. All the updated equipment and computers were done with FY2011 funds. In FY2012 he hopes to have the design of a new database and convert the Board's outdated database and update the website. The Executive Director has started to work with a new technician that came highly recommended. The Executive Director's office was badly in need of new furniture. Now each office has useful space and sufficient functioning furniture that best fits the needs of the occupant. In the last few months Amanda Benally has taken over the responsibility of organizing and scheduling the retention of closed complaints and license and education files and doing a wonderful job. With all of the old files soon to be gone and sent to the retention center it will help free up very much needed space and will help make the office more organized and efficient.

Rules Committee Recommendations

Jeanne Galvin, Assistant Attorney General informed the Board that the AMC (Appraisal Management Company) Rules Committee Minutes must be approved by the committee and that another committee meeting will need to be scheduled. Debbie Rudd made the motion that the Board accept the committee's recommendations and instructed the Executive Director to seek an exception to the rules moratorium, open a docket for rule making, and file a notice of proposed rules. James Heaslet seconded the motion, and the Board voted unanimously in favor of the motion.

Application Review Committee

James Heaslet recommended that the Board approve all items on the application review committee agenda. Debbie Rudd made the motion that the Board accepts the committee's recommendation. Myra Jefferson seconded the motion, the Board voted unanimously in favor of the motion.

Education Review Committee

James Heaslet recommended that the Board approve all items on the education review committee agenda. James Heaslet made the motion that the Board accepts the committee's recommendation. Mike Trueba seconded the motion, the Board voted unanimously in favor of the motion.

Old Business James K. Amoako

James K. Amoako was not present. The Board discussed the three appraisals James Amoako present for the Board to audit. James Heaslet made the motion that the Board opens a complaint against Mr. Amoako for the property of 10269 W. El Dorado Drive in Sun City, Arizona. There was no evidence of market trends in the work file, no mention of age restriction or the recreation fees for Sun City, no external depreciation taken in the cost approach.; 1-2 (e) for failure to mention the age restriction. 1-3 (a) for market trends, 1-4 b(iii) for cost approach, 2-1 (a) and 2-2 (b) as comparable 1 was misrepresented as it had only one bath. James Heaslet made the motion that the Board open a complaint based on these findings. Debbie Rudd seconded the motion, and the Board voted unanimously in favor of the motion.

New Business: Discussion, consideration, and possible action regarding the 4th Draft of the Proposed Revisions to the Future Real Property Appraiser Qualification Criteria from the AQB (Appraisal Qualifications Board)

Debbie Rudd made the motion that the Board table this matter for next month since there is not enough time to discuss this so late in the day. James Heaslet seconded the motion, the Board voted unanimously in favor of the motion.

New Business: Discussion, consideration, and possible action concerning the Arizona Association of Realtors BPO (Broker Price Opinion) NAR course

Debbie Rudd made the motion that the Board table this matter for next month and to expand the agenda item language to be able to address BPOs. James Heaslet seconded the motion, the Board voted unanimously in favor of the motion.

Confirmation of Meeting Dates, Times, Locations, and Purposes

The chairperson, due to the time of the day decided to table the discussion of meeting dates until next month. As next month's meeting date was already approved in the prior month.

Adjournment

The meeting was adjourned.



Lester G. Abrams, Chairperson